

184.0

0006

0004.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

860,100 / 860,100

860,100 / 860,100

860,100 / 860,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
211		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: RIVERA PEDRO & NILSA	
Owner 2:	
Owner 3:	

Street 1: 211 WOLLASTON AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SHAUGHNESSY DAVID W-MARY A -

Owner 2: TRS/SHAUGHNESSY FAMILY TRUST -

Street 1: 211 WOLLASTON AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 10,461 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1905, having primarily Vinyl Exterior and 2627 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10461		Sq. Ft.	Site		0	70.	0.70	7									513,680						513,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10461.000	346,400		513,700	860,100		123789
							GIS Ref
							GIS Ref
							Insp Date
							08/25/18

PREVIOUS ASSESSMENT								Parcel ID	184.0-0006-0004.B	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	408,700	0	10,461.	513,700	922,400	922,400	Year End Roll	12/18/2019
2019	101	FV	306,600	0	10,461.	513,700	820,300	820,300	Year End Roll	1/3/2019
2018	101	FV	306,400	0	10,461.	433,000	739,400	739,400	Year End Roll	12/20/2017
2017	101	FV	306,400	0	10,461.	396,300	702,700	702,700	Year End Roll	1/3/2017
2016	101	FV	306,400	0	10,461.	337,600	644,000	644,000	Year End	1/4/2016
2015	101	FV	288,700	0	10,461.	293,500	582,200	582,200	Year End Roll	12/11/2014
2014	101	FV	288,700	0	10,461.	271,500	560,200	560,200	Year End Roll	12/16/2013
2013	101	FV	288,700	0	10,461.	258,300	547,000	547,000		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHAUGHNESSY DAV	72586-335	1	5/10/2019		907,000	No	No		
SHAUGHNESSY DAV	49113-252		3/12/2007	Family		1	No	No	
	10050-507		6/7/1962		18,000	No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
8/25/2018		Meas/Inspect							HS	Hanne S							
1/6/2009		Meas/Inspect							189	PATRIOT							
12/8/2008		Measured							372	PATRIOT							
1/3/1999		Meas/Inspect							263	PATRIOT							
7/21/1993									RV								

Sign: VERIFICATION OF VISIT NOT DATA / / /



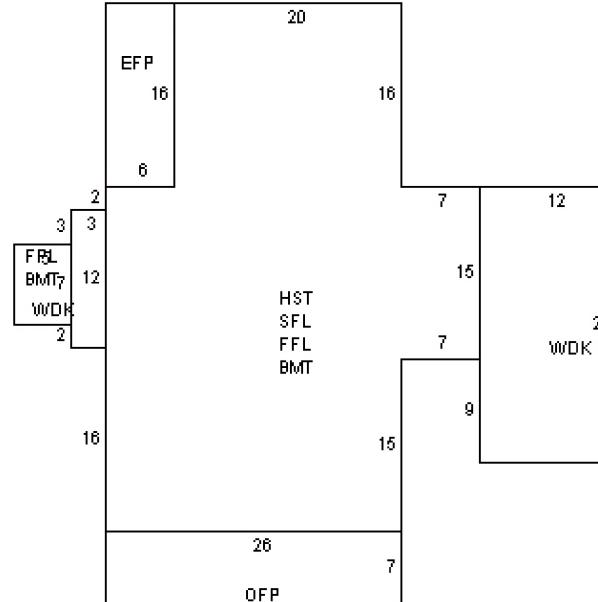
Prior Id # 1:	123789
Prior Id # 2:	
Prior Id # 3:	
Print Date	12/11/2020
Print Time	04:10:16
Last Rev Date	10/06/2020
Last Rev Time	12:23:38
ASR Map Fact Dist:	
ASR Map Reval Dist:	
ASR Map Year:	
ASR Map LandReason:	
ASR Map BldReason:	
ASR Map CivilDistrict:	
ASR Map Ratio:	

EXTERIOR INFORMATION		
Type:	15 - Old Style	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	WHITE	
View / Desir:		

OTHER FEATURES	
Bath:	Rating: Average
Bath:	Rating:
Bath: 1	Rating: Average
QBth:	Rating:
Bath:	Rating:
HBth:	Rating:
hrFix:	Rating:

COMMENTS													
HST UNHEATED FINISHED ROOM.													
RESIDENTIAL GRID													
1st Res Grid		Desc: Line 1										# Units:	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	0	
Other													
Upper													
Lower													

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adt:			

CONDOS INFORMATION

Location:	Lower					
Total Units:	Totals	RMs: 9	BRs: 5	Baths: 1	HB	

REMODELING		RES BREAKDOWN		
Exterior:		No Unit	RMS	BRS
Interior:		1	9	5
Additions:				M
%				
Kitchen:				
%				
Baths:				
%				
Plumbing:				
%				
Electric:				
%				
Heating:				
%				
General:				
		Totals		
		1	9	5

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wall	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:	4	- Carpet
		30%
Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	1	- Oil
Heat Type:	1	- Forced H/Air
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wall		% Sprinkled:

DEPRECIATION

vs Cond:	AV - Average	3
unctional:		
conomic:		
Special:		
Override:		
	Total:	

ALC SUMMARY

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	% Descrip	% Type	Qu	# Ten
BMT	Basement	1,241	38.660	47,982						
FFL	First Floor	1,241	128.880	159,939	HST	100	UNF		70	
SFL	Second Floor	1,205	128.880	155,299						
HST	Half Story	603	92.790	55,908						
WDK	Deck	323	9.070	2,929						
OFP	Open Porch	182	25.490	4,639						
EFP	Enclos Porch	96	55.410	5,320						
Net Sketched Area: 4,891			Total: 432,016							
Size Ad	3048.5	Gross Are	5493	FinArea	2627					

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME Make:

11. *What is the primary purpose of the following sentence?*

More: N	Total Yard Items:	Total Special Features:	Total:
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More: N

Total Yard Items:

Total Special Features:

Total